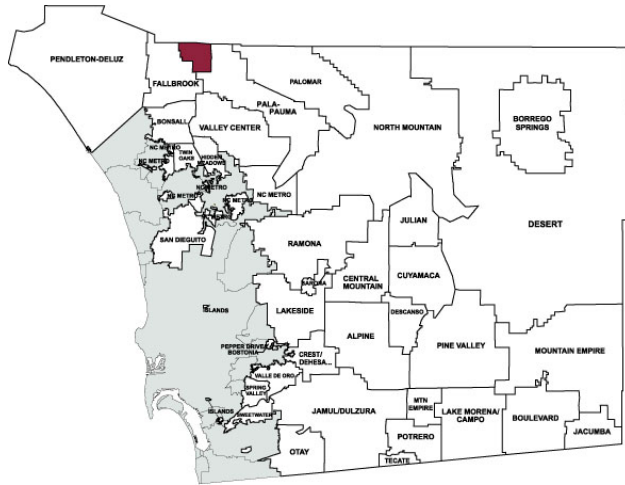


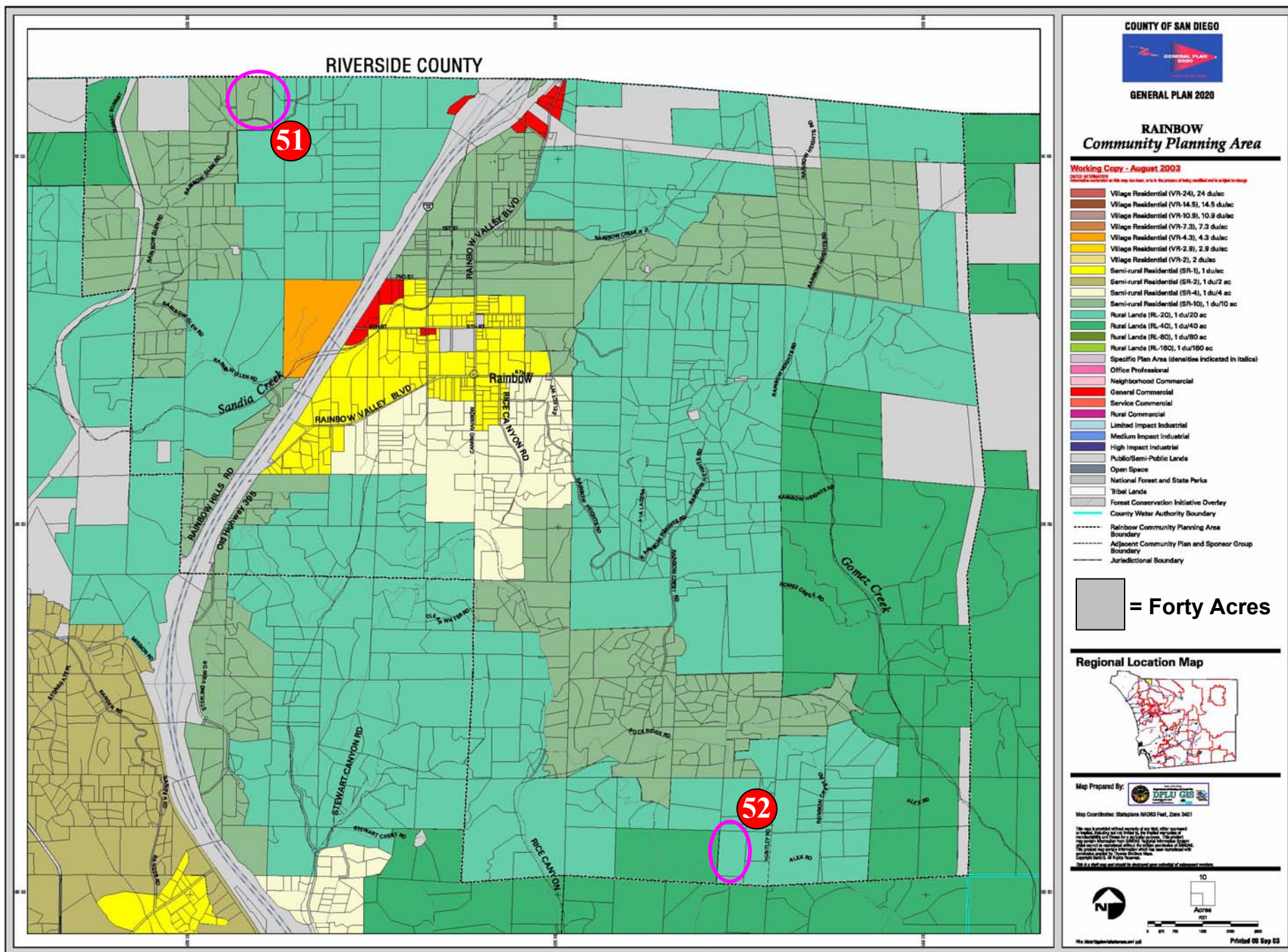
## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

# RAINBOW



The Rainbow Planning Area had two residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that both referrals do not meet the GP2020 concepts and planning principles.

Both referrals are located inside the CWA boundary. One referral is located in a Semi-Rural designation and the second in a Rural Lands designation. Rainbow is primarily an agricultural community that lacks public services and infrastructure required to support higher residential densities, especially in the outlying areas. The Semi-Rural designation was applied to areas on the periphery of the Rainbow Valley with similar existing parcelization and fewer physical and/or environmental constraints. The Rural Lands designation was applied to the majority of the planning area because of limited vehicular access, topographic constraints, and significant environmental constraints (such as steep slopes, sensitive habitat).



## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
51	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Inside CWA boundary. North of Rainbow Glen Road, south and adjacent to Riverside County line. Pipelined TPM</p> <ul style="list-style-type: none"> <li>• 26.85 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ Northern portion of the site is steeply sloped</li> <li>▪ High degree of biological sensitivity</li> <li>▪ Semi-Rural density (1 du/10 acres) appropriate for this productive agricultural area</li> </ul> </li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>▪ Subject parcels are located in a remote area, with limited vehicular access from private roads</li> <li>▪ Limited infrastructure, septic required</li> </ul> </li> <li>• <i>Create a model for community development – physically removed from the existing community in Rainbow Valley</i></li> </ul>
109	<p><i>Peter Glusac</i></p> <p>Inside CWA boundary. Central portion of planning area, between Huntley Road and Rainbow Crest Road.</p> <ul style="list-style-type: none"> <li>• 22.32 acres</li> <li>• Existing General Plan: 1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – consistent with Rural Lands densities applied to surrounding area and adjacent planning area (Pala/Pauma)</i></li> <li>• <i>Reduce public costs – growth should be targeted in areas near existing infrastructure to reduce future costs for roads, law enforcement, fire protection, and emergency services</i> <ul style="list-style-type: none"> <li>▪ Subject parcels are located in a remote area, with limited private road access</li> <li>▪ Limited infrastructure, septic required</li> <li>▪ Limited development pattern</li> </ul> </li> <li>• <i>Create a model for community development – referral request would create an isolated pocket of Semi-Rural density in an area designated Rural Lands</i></li> </ul>

## **GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

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